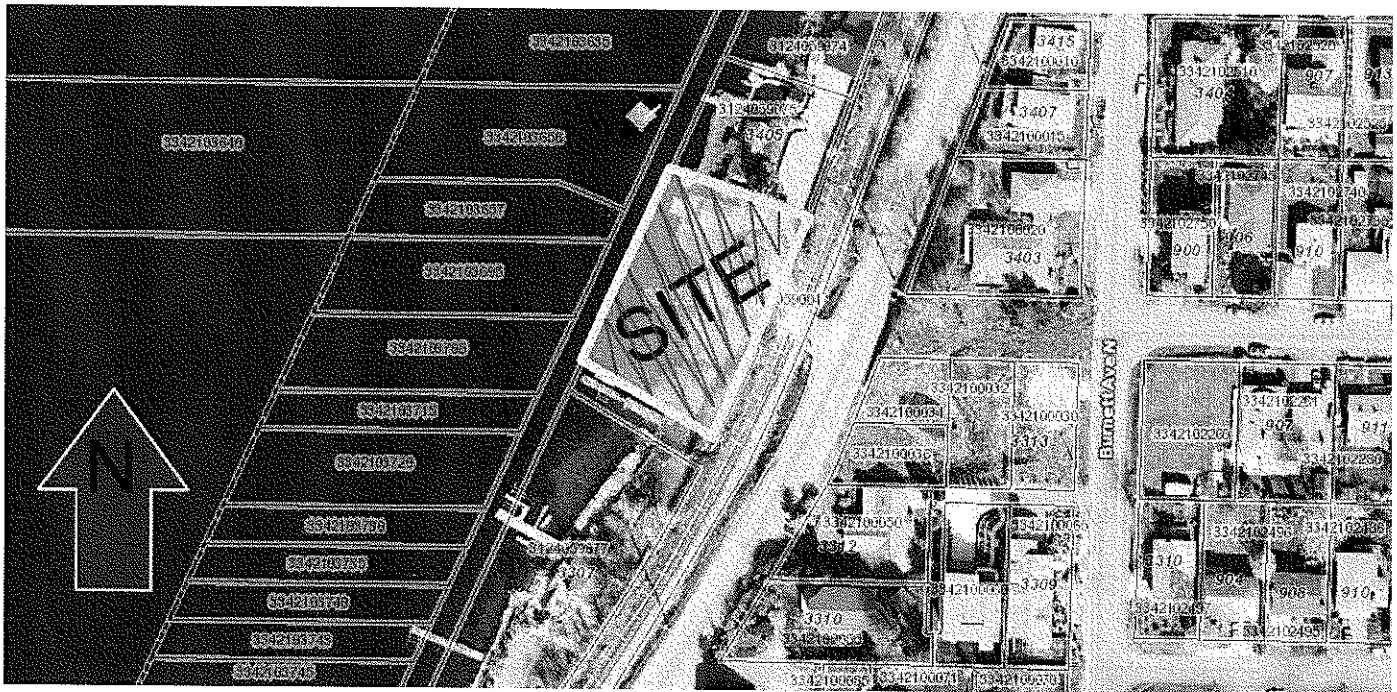


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	September 24, 2012		
Project Name:	Atkinson Dock		
Project Number:	LUA12-069, ECF, SM		
Project Manager:	Gerald Wasser, Associate Planner		
Owner:	Cheryl Atkinson 3401 Lake Washington Boulevard North Renton, WA 98056		
Applicant:	Becky Henderson Marine Restoration & Construction PO Box 884 Kirkland, WA 98083		
Contact:	Same as above		
Project Location:	3401 Lake Washington Boulevard North		
Project Summary:	The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit for a 384 square foot dock in association with a single-family residence in the Residential - 8 dwelling unit per acre (R-8) zone on the shore of Lake Washington, a shoreline of the State. The proposed dock would be a total of 70 feet in length. The first 50 feet of the dock from the Ordinary High Water Line (OHWL) would be 4 feet in width; the remaining 25-foot ell portion of the dock would be 6 feet in width. The applicant is also proposing to install a freestanding boatlift 42 feet from the OHWL and a freestanding jet ski lift 30 feet from the OHWL. In addition, the applicant proposes to install two 10 inch diameter stainless steel mooring pilings. All work will be accomplished using barge mounted equipment and will be completed during the construction window established by the Washington State Department of Fish and Wildlife.		
Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	20,935 sf	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		

Location Map



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The project site is located on the eastern shore of Lake Washington along Lake Washington Boulevard North. Lake Washington is designated as a Shoreline of Statewide Significance and is subject to the City of Renton Shoreline Master Program. The shoreline is classified as a Single-Family Residential Shoreline in the City's Shoreline Regulations. No trees would be removed as a result of this project. The existing shoreline consists of a 6-foot high rock bulkhead extending to the waterline. This designation permits a variety of uses within the shoreline area provided the use complies with the Master Program. Four docks currently exist on the project site. The applicant proposes to remove all of these docks.

The proposal is to build a new 70-foot long, 330-square foot dock and install a pre-manufactured, freestanding, portable boatlift and a jet ski lift in association with an existing single family residence located at 3401 Lake Washington Blvd. North. The new dock would be fully grated, 4 feet wide for the first 50 feet from the Ordinary High Water Line, and then widening to a 6-foot ell for the next 20 feet. A boatlift and a jet ski lift are proposed in conjunction with the proposed dock. In addition, the applicant is proposing two pile driven stainless steel mooring piles. As part of the proposed project the applicant would remove four existing docks (384 square feet total) and a total of nine treated wood piles (including two freestanding treated wood piles).

The dock construction would be accomplished by driving six 8-inch diameter galvanized steel piles via a barge mounted drop-hammer pile driving system. Construction and staging of materials and equipment would be conducted using a barge. Any storage of materials on land would be landward of the Ordinary High Water Line (OHWL). All construction debris would be removed from the site and appropriately disposed of on land. The project includes the demolition of four existing docks as indicated in Exhibit 2.

The proposed boatlift would be approximately 20-feet long by 10-feet wide and would rest directly on the lake bottom on four footpads. The boatlift and jet ski lifts would be operated by solar-powered batteries using non-toxic, water-soluble hydraulic fluid. The boatlift and jet ski lift would be assembled using common hand tools on the barge and moored on Lake Washington during construction of the dock.

Project construction, assembly and installation would take place during the State Department of Fish and Wildlife established construction window, July 16 through September 30. No job shack would be needed; no off-site improvements or excavation are proposed for the project. No trees are to be removed. The estimated project value is \$44,000.00.

Comments from the Muckleshoot Indian Tribe Fisheries Division (Exhibit). Those comments state that an existing swimming dock was to be removed as part of this project. However, the swimming dock was to be removed as part of the Brennan Dock Project, LUA10-011. Comments pertaining to environmental issues have been addressed within the body of this report.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall use the recommendations identified in the analysis of potential impacts, prepared by EcoPacific, dated August 6, 2012.
2. Prior to commencement of any removal or construction activities floating silt containment curtains shall be installed in the lake around the demolition/construction operation to control dispersion of any accidental short term disturbance of sediments. The silt containment curtains shall remain in place until demolition/construction activities are completed.
3. The applicant shall replace the proposed sword ferns with taller native shrubs that will overhang the shoreline where the ferns were to be planted. Such native shrubs will be indicated on a revised planting plan and submitted to the Planning Division Project Manager for review and approval prior to the issuance of building permits.

C. Exhibits

- | | |
|------------|---|
| Exhibit 1 | Vicinity Map |
| Exhibit 2: | Existing Plan View |
| Exhibit 3: | Proposed Plan View |
| Exhibit 4: | Proposed Top View and Proposed Elevation View |
| Exhibit 5: | Planting Plan |
| Exhibit 6: | Zoning Map |
| Exhibit 7: | Aerial Photo |
| Exhibit 8: | Comments from Muckleshoot Indian Tribes |

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The proposed project does not require any fill or excavation of soils. The dock would be constructed using barge mounted equipment and the boatlift and jet ski lift would be assembled using common hand tools.

Mitigation Measures: No mitigation measures are recommended.

Nexus: Not applicable.

2. Water

Impacts: Construction and demolition activities could potentially cause degradation of water quality. An analysis of potential biological impacts was included in a report for the Proposed Atkinson Pier, prepared by EcoPacific, dated August 6, 2012, and submitted with the project application. That analysis identifies construction methods which would minimize such impacts. These methods include: using a barge to minimize shoreline soil disturbance and associated degradation of water quality; in-water demolition and construction activity between July 16 and

September 30; stockpiling construction debris in designated upland areas above the Ordinary High Water Line (OHWL) or on the construction barge pending off-site disposal; the barge or work boat would not be allowed to ground; all demolition and construction debris would be disposed of on land in such a manner that it cannot enter the waterway or cause water quality degradation; and the use of silt curtains to control sediment dispersal and construction debris. Staff recommends that the applicant be required to use the recommendations contained in the analysis of potential biological impacts, prepared by Eco Pacific, dated August 6, 2012. Staff further recommends that floating silt containment curtains be deployed in the lake around the construction operation to control dispersion of any accidental short term disturbance of sediments. Such containment curtains shall be installed prior to commencement of any demolition/construction activities and shall remain in place until demolition/construction activities are completed.

Mitigation Measures:

1. The applicant shall use the recommendations identified in the analysis of potential impacts, prepared by Eco Pacific, dated August 6, 2012; and
2. Floating silt containment curtains shall be installed in the lake around the construction operation to control dispersion of any accidental short term disturbance of sediments. Such containment curtains shall be installed prior to commencement of any demolition/construction activities and shall remain in place until demolition/construction activities are completed.

Nexus: SEPA, Shoreline Master Program

3. Vegetation

Impacts: The proposed dock and boatlift would be installed within and over Lake Washington. Currently, on-site vegetation consists of an assortment of shrubs, trees and grass with early succession weedy plants. The undeveloped area of the site contains both native and non-native vegetation. Native species include western red cedar (*Thuja pilcata*), big leaf maple (*Acer macrophyllum*), red alder *Alnus rubra*), Oregon grape (*Fraxinus latifolia*), wild rose (*Rosa ssp.*), serviceberry (*Amelanchier ainifolia*), snowberry *Symphoricarpos albus*), sword fern (*Polystichum minitum*), bracken fern (*Pteridium aquillinum*), horsetail (*Equisetum spp.*), common rush (*Juncus effuses*) lady's thumb (*Polygonum persicaria*), and spreading stonecrop (*Symphoricarpos albus*). There are no notable trees in the area where the proposed dock would be constructed. As stated in the analysis of potential impacts prepare by EcoPacific, a shoreline planting plan has been prepared for the project site (see Exhibit 5). The planting plan specifies sword ferns in two areas along the bulkhead.

In its comments on the proposed project (Exhibit 8), the Muckleshoot Indian Tribe has recommended the proposed sword ferns be replaced with taller native shrubs that will overhang the shoreline. Therefore, staff recommends that the applicant be required to replace the proposed sword ferns with taller native shrubs that will overhang the shoreline where the ferns were to be planted.

Mitigation Measures:

1. The applicant shall replace the proposed sword ferns with taller native shrubs that will overhang the shoreline where the ferns were to be planted. Such native shrubs will be indicated on a revised planting plan and submitted to the Planning Division Project Manager for review and approval prior to the issuance of building permits. Prior to the

final building permit inspection the Planning Division Project Manager shall be notified to verify proper installation of the native shrubs.

Nexus: SEPA, Shoreline Master Program

4. Wildlife

Impacts: The proposed project would be constructed, assembled and installed within and over Lake Washington. Salmonids known to be present in southern Lake Washington include Puget Sound Chinook salmon, Coho salmon, sockeye salmon, steelhead trout, bull trout and cutthroat trout. Puget Sound Chinook, Puget Sound steelhead and bull trout are listed as threatened by the Endangered Species Act. The proposed pier would not likely result in adverse impacts to fish migration routes or spawning areas. Impacts expected from the proposed project include: increased water turbidity (shoreline erosion and sediment suspension) during the construction period could temporarily disturb feeding activities; pile driving would temporarily introduce noise and vibration that could disrupt feeding activity and cause avoidance movements away from the site; increased shading of the lake bottom could reduce abundance of available prey organisms (aquatic invertebrates) for fish by decreasing plant growth. Shading could also interfere with behavior and migration patterns of juvenile salmon; the presence of new underwater structures could enhance nesting habitat for bass and thus increase predation pressure on juvenile salmon; the presence of new underwater structures could disrupt water/sediment transport patterns and accelerate beach erosion or increase availability of spawning habitat for predator fish species such as smallmouth bass; and, increased boat usage of the site could result in increased disturbance (sediment resuspension, water pollution) of the shallow fish habitat. The analysis identifies design features which would mitigate the impacts. The elevated fixed pile dock with grated decking, the absence of deck skirting, and dock positioning as far offshore as practical would aid in minimizing the impact on lake biota and shoreline buffer.

Mitigation Measures: No further mitigation necessary.

Nexus: Not applicable

5. Noise/Vibration

Impacts: Pile driving activities can generate considerable noise and vibration which can be harmful or fatal to small fish. Minimizing fish exposure to pile driving activities by following scientifically based construction timing restrictions is an accepted method for avoiding or minimizing adverse effects. Pile driving activities are anticipated to last 3 to 5 days. Any noise impacts on neighboring properties would be short term. Construction activities would only take place during the established Washington State Department of Fish and Wildlife construction window, July 16 through September 30.

Mitigation Measures: No further mitigation is necessary.

Nexus: Not applicable.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on **October 12, 2012**. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. Construction hours are from 7:00 am to 8:00 pm Monday through Friday. Construction hours on Saturdays are from 9:00 am to 8:00 pm and no work on Sundays.

Water:

1. If the project provides water service to the dock, an appropriate back flow device will be required.

Sewer:

1. There is an existing shallow 8-inch diameter sanitary sewer line in the water at this location. The sanitary sewer line must be located and marked carefully prior to any demolition or construction activity.
2. No post, piling or footing shall be installed directly on or above the sanitary sewer. Construction barge anchors shall not be placed directly on the sanitary sewer line.

Parks:

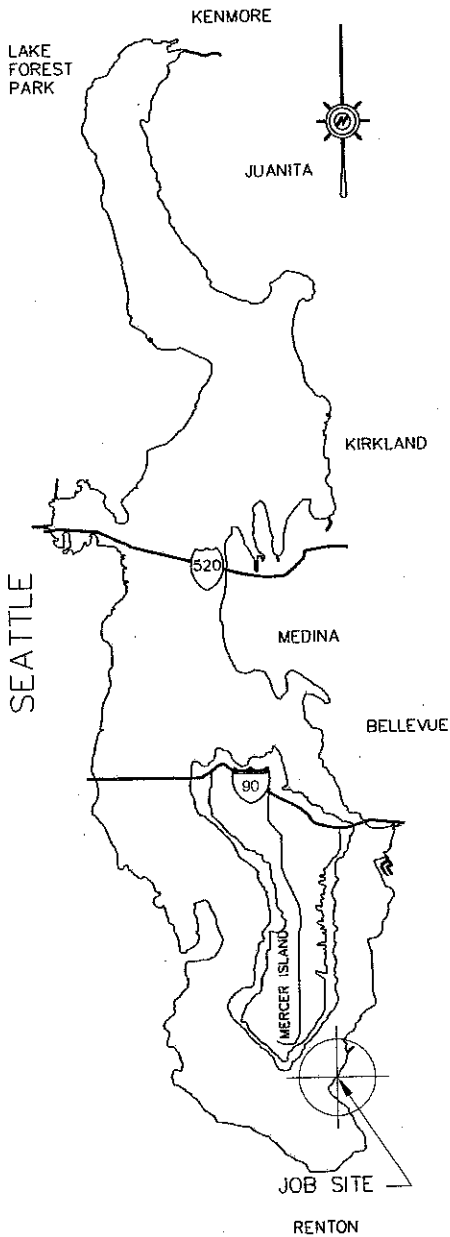
1. The potential construction window occurs during peak swimmer months. Ensure that there is no disruption to Kenneydale Beach Park operations.

ATKINSON PIER PERMIT

City of Renton
Planning Division

AUG - 7 2012

RECEIVED



LAKE MAP/NO SCALE



VICINITY MAP/NO SCALE

SEC: 31-24N-05E
LAT: 47° 31' 21.8204"
LONG: 122° 22' 19.1722"

LEGAL DESCRIPTION:

POR OF SE 1/4 31-24-05 DAF- COMM AT SE OF SD SEC 31 TH N01-48-16E ALG EAST LN A DIST OF 1675.55 FT TH N 88-11-44 W 362.42 FT TO A CASED MONUMENT IN C/L OF LAKE WASH BLVD TH S 61-20-10 W 152.90 FT TO NXN WITH A LN PLW & DIST 20.00 FT AS MEAS AT R/A FR THE C/L OF BN & SF RAILWAY CO SEATTLE BELT LINE MAIN TRACK AS NOW LOCATED & CONSTRUCTED UPON OVER AND ACROSS SD SEC 31 & THE TPOB OF PARCEL HEREIN DESC - TH N 59-28-15 W A DIST OF 65.84 FT TO NXN WITH SELY LN OF MOUNTAIN VIEW AVENUE TH N 22-57-59 E ALG SD SELY LN FOR A DIST OF 12.23 FT TH N 24-57-59 E ALG SD SELY LN FOR A DIST OF 319.19 FT TH S 59-28-15 E 119.27 FT TO NXN WITH SD PLL LN OF SD RAILWAY CO TH SWLY ALG SD PLL LN OF SD RAILWAY CO BEING THE ARC OF A CRV HAVING A RAD OF 1557.21 FT THRU A C/A OF 09-45-21 & ARC DIST OF 265.15 FT TH CONT ALG SD PLL LN OF SD RAILWAY CO TANGENT TO PRECEDING CRV S 38-04-21 W FOR A DIST OF 65.36 FT TO POB ACDG TO BDRY SURV UNDER REC NO 9904129002

SHEET INDEX:

1. COVER PAGE
2. EXISTING SITE PLAN
3. EXISTING PLAN VIEW
4. PROPOSED SITE PLAN
5. PROPOSED PLAN VIEW
6. 70' DOCK: PROPOSED TOP AND ELEVATION VIEW

7. 70' DOCK: PROPOSED PROFILE
8. DOCK SECTION VIEW
9. CONSTRUCTION DETAILS
10. PLANTING PLAN

REVISED:

7/17/12

PAGE 1/10

APPLICANT: ATKINSON
SITE ADD. 3401 LK WA BLVD N
RENTON, WA 98056
MAIL ADD. SAME AS ABOVE
PAGE: 1 OF 10 DATE: 06/5/2012

ADJACENT OWNERS:
① JERRY BRENNAN
3411 LK WA BLVD N
② LAVALLEY-LORD, LISA+LEIGHTON
3307 MOUNTAIN VIEW AVE N
LOCAL JURISDICTION:
CITY OF RENTON

PROPOSED: CONSTRUCT A NEW 70' PIER;
INSTALL DOCK MOUNTED JETSKI LIFT;
FREE-STANDING BOAT LIFT & JET SKI LIFT
PURPOSE: PROVIDE MOORAGE AND
MAINTAIN NATIVE VEGETATION INTEGRITY
DATUM: C.O.E. 0.0' EST. 1919



MARINE RESTORATION & CONSTRUCTION

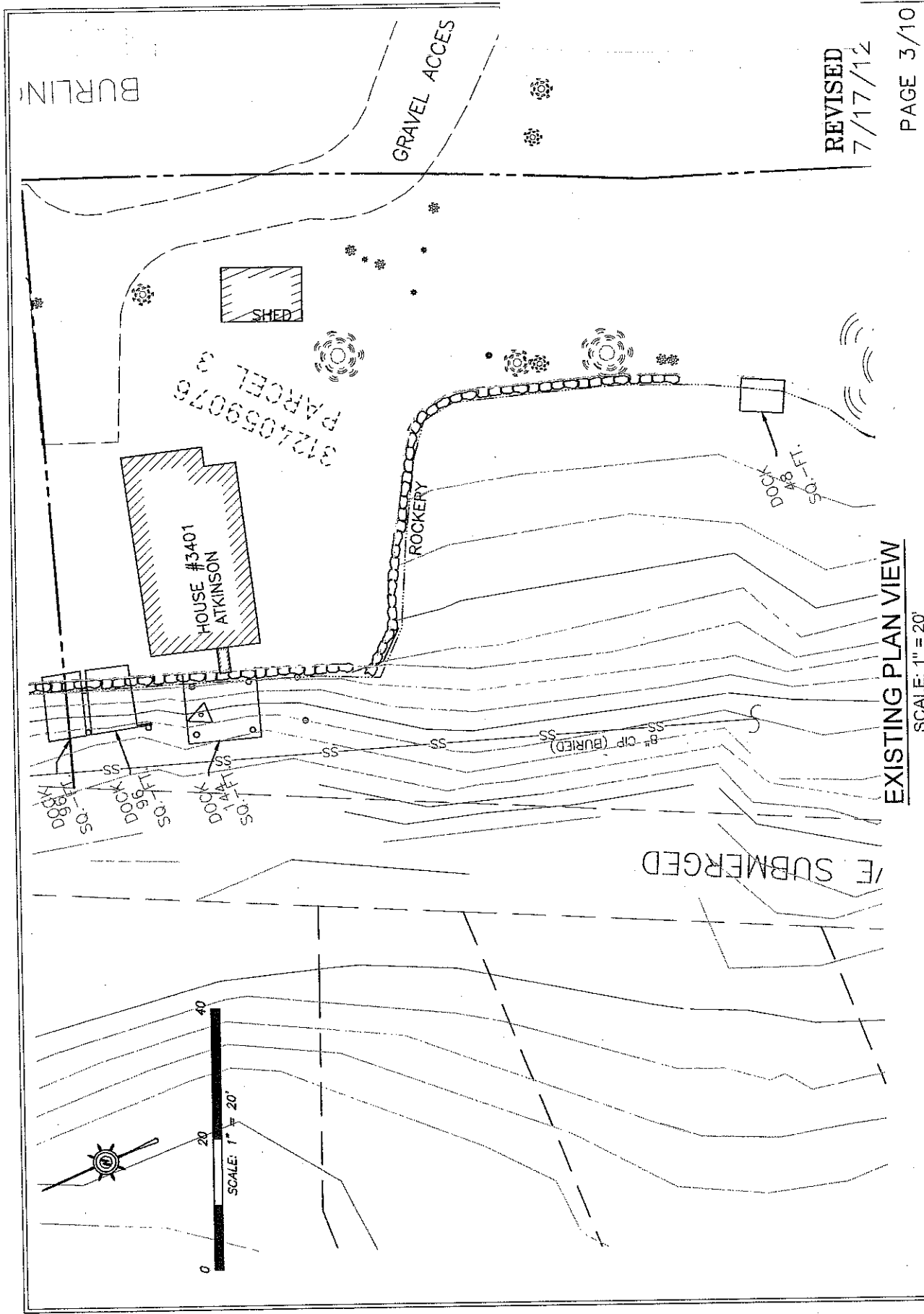
P.O. BOX 884 Kirkland, WA 98083-0884

PHONE: (425) 576-8661
FAX: (425) 576-8669

EXHIBIT 1

PLAT DATE: 17 July 2012

EXHIBIT 2



MARINE RESTORATION & CONSTRUCTION LLC

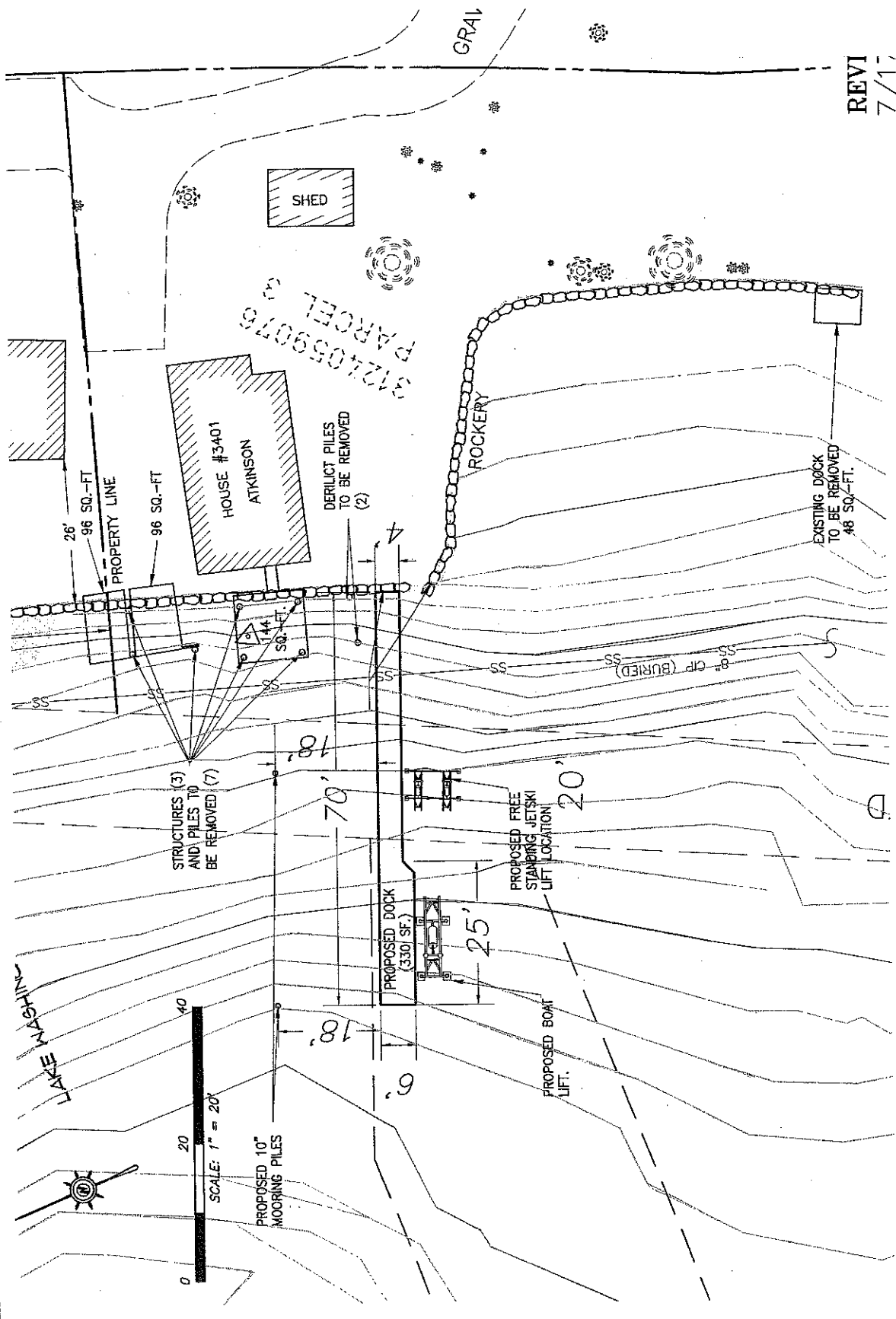
MAIL: P.O. BOX 884, Kirkland, WA 98083 - 0884

PHONE: (425) 576-8661
FAX: (425) 576-8669

E-MAIL: DOCK@MARINELLC.COM
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EXHIBIT 3

REVI
7/17
PAGE



PROPOSED PLAN VIEW

SCALE: 1" = 20'

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MAIL: P.O. BOX 884, Kirkland, WA 98083 - 0884

PHONE: (425) 576-8861

FAX: (425) 576-8869

E-MAIL: DOCKS@MARINELLC.COM

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[illegible]

NOTE:
DEPTHS OBTAINED BY
FIELD MEASUREMENTS.
MRC IS NTO A SURVEY
COMPANY AND CANNOT
GUARANTEE A HIGH
LEVEL OF ACCURACY.

REVISÉ:
7/17/12
PAGE 6/

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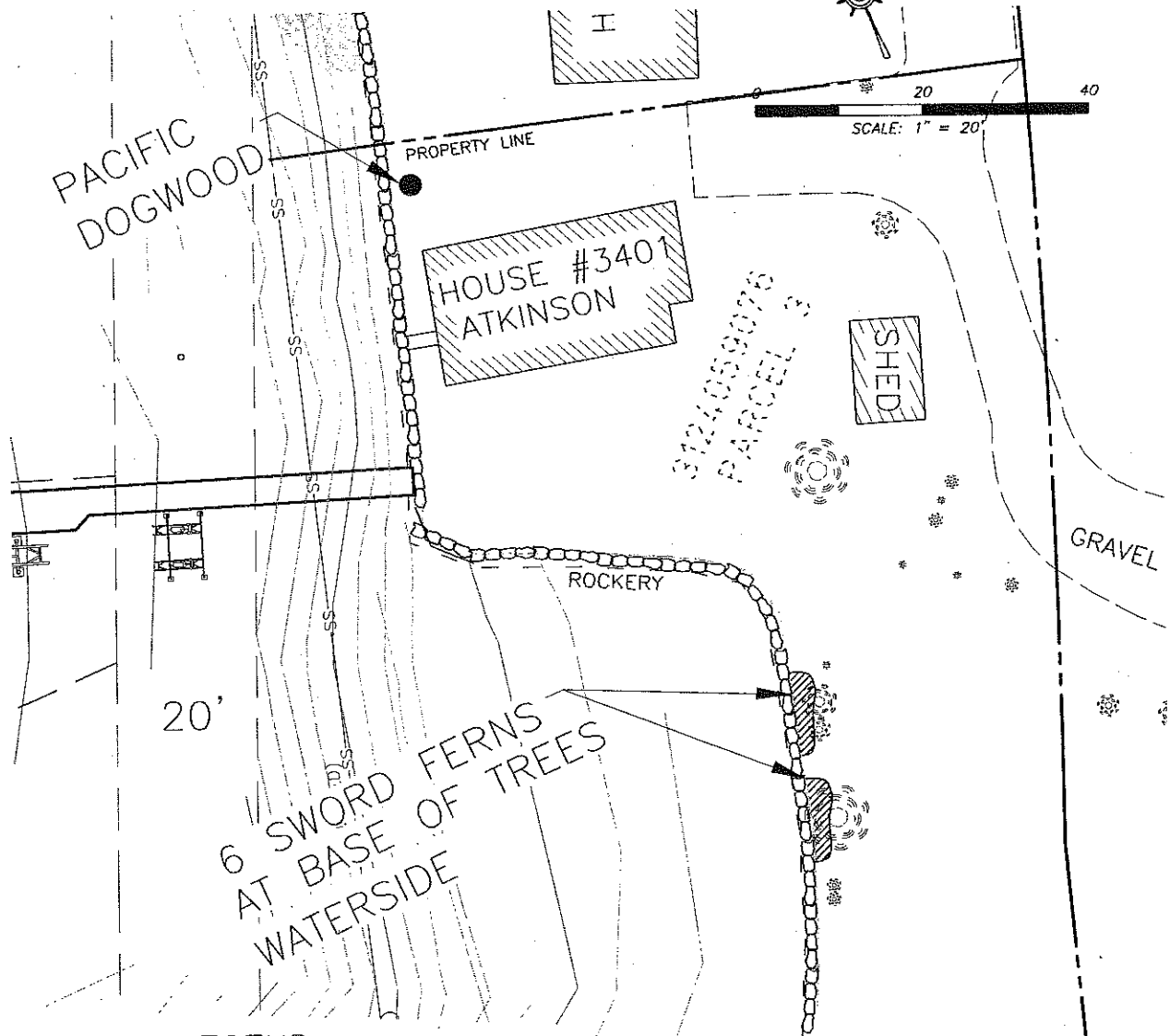
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PLOT DATE: 17 July 2012

PLANTING PLAN ADDENDUM

SCALE: 1" = 20'



PLANT LEGEND:

-  PACIFIC DOGWOOD
CORNUS NUTTALLII
-  SWORD FERN
POLYSTICHUM MUNITUM
-  EXISTING TREE OR BUSH

DISCLAIMER: EXISTING PLANT LOCATIONS ATTAINED BY FIELD WORK.
MARINE RESTORATION & CONSTRUCTION DOES NOT GUARANTEE
THEIR ACCURACY.

REVISED:
7/17/12

DATE: 6-26-12
PAGE 10/10

PLOT DATE: 17 July 2012



MARINE RESTORATION & CONSTRUCTION LLC

P.O. BOX 884 Kirkland, WA 98083-0884

PHONE: (425) 576-8661 F-MAIL: INFO@MARINELLC.COM
FAX: (425)

EXHIBIT 5

EXHIBIT 6

C4 - 32 T24N R5E E 1/2

LAKE
WASHINGTON

5115

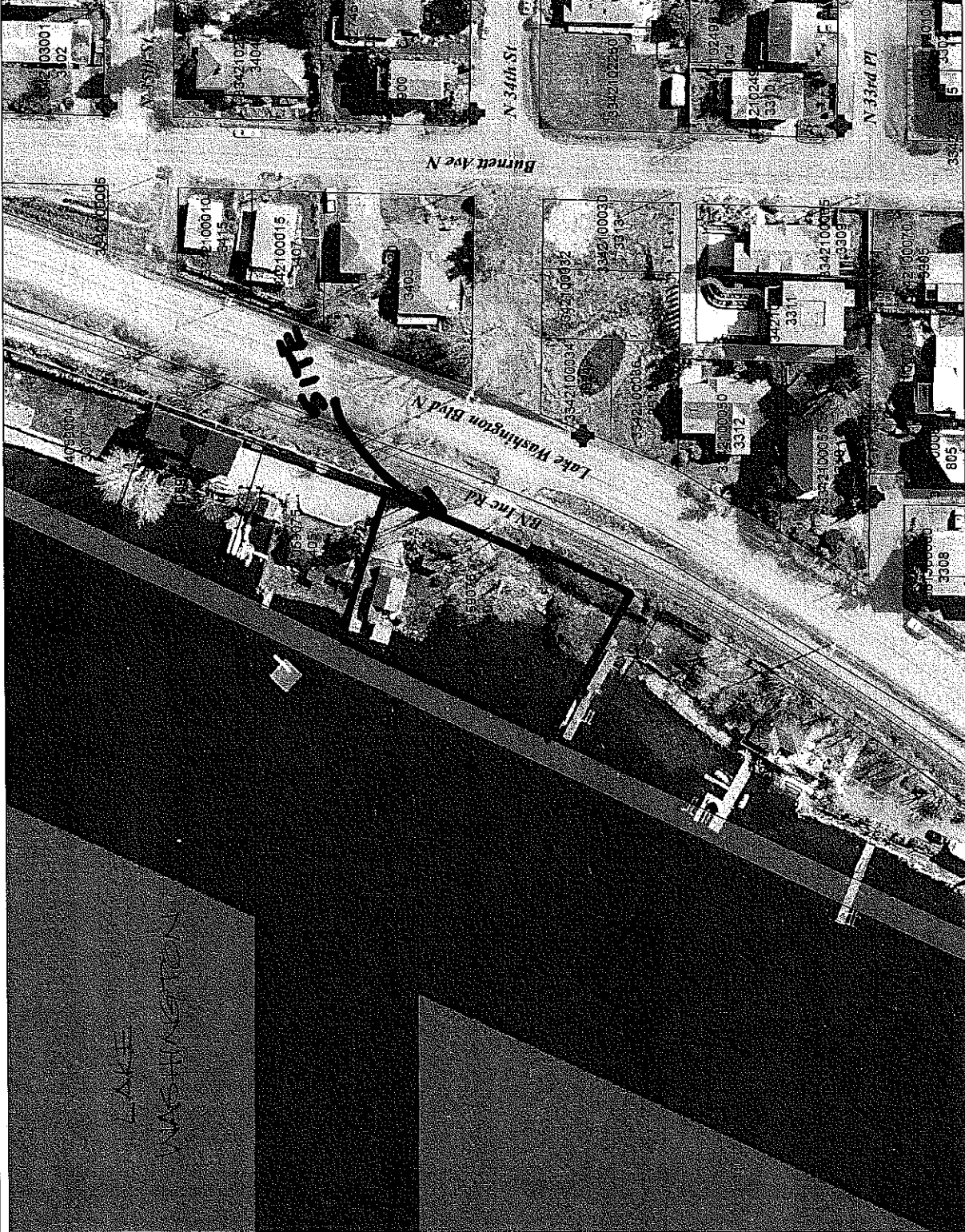
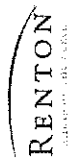
City of
Memphis

32 T24N R5E W 1/2

C4

5432

PRE12-053 Atkinson Dock



211.5 105.73 211.5 Feet

City of Renton, Washington

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT 7

Legend

- ☐ Lakes and Rivers
- ☐ Parcels
- ☐ Renton Fire Hydrant
- ☐ Other System Fire Hydrant
- ☐ Street Names
- ☐ Rights of Way
- ☐ Streets
- ☐ Roads
- ☐ Jurisdictions
 - Bellevue
 - Des Moines
 - Issaquah
 - Kent
 - King County
 - Mercer Island
 - Newcastle
 - RENTON
 - SeaTac
 - Seattle
 - Tukwila
- ☐ Aerial (March 21)
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:1,269

@ 8.5" x 11"



Notes

Enter Map Description

From: Karen Walter [KWalter@muckleshoot.nsn.us]
Sent: Wednesday, September 12, 2012 10:46 AM
To: Gerald Wasser
Subject: Atkinson dock, LUA12-069, ECF, SM, Notice of Application and Proposed Determination of Non-Significance, Mitigated

Gerry,

We have reviewed the Notice of Application materials for the Atkinson dock project at 3401 Lake Washington Blvd N. We previously commented on this project in response to the tribal notice sent by the US Army Corps of Engineers. In our comments, we asked if the existing swim dock was on the applicant's property and if so would it be removed as part of the project. We also recommended that the proposed sword ferns be replaced with taller native shrubs that will overhang the shoreline where the ferns were to be planted.

The Corps and applicant's consultant informed us that the swim dock would be removed. The consultant thought it would be removed prior to permit submittals. It does not show up on the NOA materials from the City but if you look at the site in Google Earth, the swim dock still exists.

The applicant and her consultant are currently exploring other native plants to switch out with the ferns. They are waiting to hear from NOAA Fisheries before submitting changes to the planting plan.

I wasn't sure if you had this information and thought we would pass it onto the City in response to the NOA.

Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*